

P.Y. Manfredi
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Honolulu, Hawaii 96816

Office of the Secretary
Federal Communications Commission
Washington, D.C. 20554

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APR 12 1996

FCC MAIL ROOM

Re: Proposed Federal Communications Commission rule overriding antenna restrictions. (Telecommunications Act of 1996.)

Dear Sir/Ms,

April 12, 1996

I have served on the Board of Directors for the Waialae Gardens Association for Apartment Owners for four years, the last three as President of the Board. In the past year, I have also served as a director on the Waialae/Kahala Neighborhood Board, an advisory group to the Mayor and City Council. In my work, I have found that aesthetic controls are one of the most important characteristics of condominiums, co-ops, and community associations.

The primary purpose of condominiums, co-ops, and community associations is to preserve the value and integrity of the project.

The primary purpose of these House Rules shall be to protect all residents from annoyance and nuisance caused by improper use of Waialae Gardens and also to protect the reputation and desirability of Waialae Gardens by providing maximum enjoyment of the premises. These House Rules may be amended by the action of the Board of Directors of the Association of Owners of Waialae Gardens.

II. GENERAL PROVISIONS:

D. No owner, occupant, or guest shall erect or place on any common element: any building or structure, including fences, walls, radio or TV antennae, nor place any items for storage on any common element without the prior written approval of the Board of Directors.

House Rules (Revised January, 1996)

Hawaii is unique in its endeavor to retain aesthetic control of its streetscapes and signage. There are strong rulings on signage and billboards. Groups like the Outdoor Circle and the Sierra Club work to ensure these rulings are enforced so Hawaii's unique charm and characteristics are protected. Without these controls Hawaii would look like another Las Vegas with glaring billboards and huge signage everywhere. The homeowners' associations should also be allowed to impose reasonable restrictions to protect the appearance and retain the unique characteristics of their projects.

The effect of buildings studded with dozens or even hundreds of antennas without regard for appearance would be a nightmare for the associations and an eyesore to neighboring residents to the projects. An

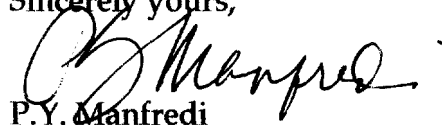
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uncontrolled proliferation of antennas on roof tops and walls threatens property values by destroying the appearance of the project. The proposed rule should expressly recognize the right of homeowners' associations to regulate the placement and appearance of antennas so long as those rules do not amount to a prohibition or materially affect the ability of the antennas to receive signals.

Thank you for your time and consideration toward this matter.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'P.Y. Manfredi', written over the printed name.

P.Y. Manfredi
President, Board of Directors
Waialae Gardens AOA

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APR 22 1996

Re: Waialae Gardens

Hi Bruce,

April 13, 1996 FCC MAIL ROOM

I've included a copy of the letter I had sent to the FCC. I paraphrased parts of the letter from Neely & Anderson since I was brain dead when I started writing but it turned out okay. On Monday, can we meet at the Pacific Club directly? I will be downtown at the new First Hawaiian Bank in a meeting with the Board of Directors from the Contemporary Museum from 9:00 A.M. I can just walk over to the Pacific Club after that meeting instead of driving to your office and then back again. Call me before I leave my house Monday morning or I will try to call you if I don't hear from you.

Also, where are we with the high rise spalling repairs project? Why has it not gotten underway yet? Also, David Najar? What has been going on with him? His tenants have been causing a lot of stress to the residents living behind, Bahmin's family. They apparently had a huge physical fight with lamps being thrown and screaming and shouting until 2:00 A.M. Also, there are tenants in one of the rooms that talk until 4:00 A.M. nearly every night. If they are not talking they are making loud lewd noises in their lovemaking. Bahmin is upset that his two kids are subjected to that since their bedroom faces the noise. I was not aware of this until Bahmin came to me today about it, saying that he had asked Kathleen to do something about it but is unsure if she had. I checked it out myself and I can hear them talking as if they were standing in front of me.

I've asked Kathleen to cite Najar for all those air conditioners, she seems uncertain that she should. What is the problem? I don't agree with her reasoning that we should pretend we can't see the one on the roof???????

Please look into the above and also call me when you get this message.
Mahalo, Lee Manfredi (735-8466/522-1163)